

ORDINANCE NO. R- 2015-8 TAX CODE : 82-05-24-029-053.001-029

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 120 N. Fulton Avenue, Suite A

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of Lot numbers 5 through 15 in Block 101 in the Corrected Plat of the City of Lamasco, transcribed of record in Plat Book E, pages 34 and 35 in the office of the Recorder of Vanderburgh County Indiana and more particularly described as follows:

Commencing at the northwest corner of Lot 20 in said block 101; thence along the north line of lots 20 through 14 and part of lot 15, South 89 degrees 06 minutes 39 seconds East 135.09 feet; thence South 00 degrees 53 minutes 21 seconds West 5.84 feet to the true of point of beginning; thence South 89 degrees 09 minutes 28 seconds East 240.22 feet; thence South 01 degree 13 minutes 49 seconds West 21.00 feet; thence North 88 degrees 46 minutes 11 seconds West 0.30 feet; thence South 01 degrees 13 minutes 49 seconds West 60.77 feet; thence South 88 degrees 46 minutes 11 seconds East 0.30 feet; thence south 01 degree 13 minutes 49 seconds West 22.97 North 89 degrees 09 minutes 13 seconds West 21.87 feet; thence North 00 degrees 50 minutes 47 seconds East 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 56.95 feet; thence South 00 degrees 50 minutes 47 seconds West 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 83.05 feet; thence North 00 degrees 50 minutes 47 seconds East 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 86.85 feet; thence South 00 degrees 50 minutes 47 seconds West 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 21.76 feet; thence North 01 degree 22 minutes 20 seconds East 104.72 feet to the point of beginning, containing 0.58 acres.

by changing the zoning classification of the above-described real estate from M-2 to M-1, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the, Area Plan Commission of Evansville and Vanderburgh County, directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas I as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 8 day of June, 2015.

ATTEST:

H. Stan Adams  
President

Gama Widhore  
City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said city, the 10 day of June, 20 15.

Gama Widhore  
City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 10th day of June, 20 15, at 4:30 o'clock pm.

[Signature]  
Mayor of the City of Evansville, Indiana.

THIS INSTRUMENT PREPARED BY: Danny K. Leek, Morley and Associates, IN. 4800 Rosebud Lane, Newburgh, IN 47630, Telephone (812) 464-9585

**FILED**

MAR 09 2015

Gama Widhore  
CITY CLERK

VERIFIED PETITION FOR REZONING

2015-10

-PC

ORDINANCE NO. R- 2015-8

COUNCIL DISTRICT: Al Lindsey, Ward 6

PETITIONER: Old Evansville Brewery Development , LLC

By: Jack Rogers Member-Manager

PHONE: (812) 422-5656

ADDRESS: 400 E. Sycamore Street, Evansville, IN

ZIP CODE: 47713

OWNER OF RECORD: Old Evansville Brewery Development, LLC

PHONE: (812) 422-5656

ADDRESS: 400 E. Sycamore Street, Evansville, IN

ZIP CODE: 47713

1. Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.

2. Premises affected are on the East side of N. Sixth Avenue a distance of 235 feet South and 135. Feet East of the corner formed by the intersection of W. Illinois Street and N. Sixth Avenue.

Registered Neighborhood Association (if applicable) Westside Improvement Association, Star Neighborhood Association & Downtown Neighborhood Association

LEGAL DESCRIPTION:

Part of Lot numbers 5 through 15 in Block 101 in the Corrected Plat of the City of Lamasco, transcribed of record in Plat Book E, pages 34 and 35 in the office of the Recorder of Vanderburgh County Indiana and more particularly described as follows:

Commencing at the northwest corner of Lot 20 in said block 101; thence along the north line of lots 20 through 14 and part of lot 15, South 89 degrees 06 minutes 39 seconds East 135.09 feet; thence South 00 degrees 53 minutes 21 seconds West 5.84 feet to the true of point of beginning; thence South 89 degrees 09 minutes 28 seconds East 240.22 feet; thence South 01 degree 13 minutes 49 seconds West 21.00 feet; thence North 88 degrees 46 minutes 11 seconds West 0.30 feet; thence South 01 degrees 13 minutes 49 seconds West 60.77 feet; thence South 88 degrees 46 minutes 11 seconds East 0.30 feet; thence south 01 degree 13 minutes 49 seconds West 22.97 North 89 degrees 09 minutes 13 seconds West 21.87 feet; thence North 00 degrees 50 minutes 47 seconds East 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 56.95 feet; thence South 00 degrees 50 minutes 47 seconds West 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 83.05 feet; thence North 00 degrees 50 minutes 47 seconds East 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 86.85 feet; thence South 00 degrees 50 minutes 47 seconds West 0.35 feet; thence North 89 degrees 09 minutes 13 seconds West 21.76 feet; thence North 01 degree 22 minutes 20 seconds East 104.72 feet to the point of beginning, containing 0.58 acres.

3. The commonly known address is: 120 N. Fulton Avenue, Suite A

4. The real estate is located in the Zone District designated as: M-2

5. The requested change is to (Zone District): M-1

6. Present existing land use is: vacant industrial

7. The proposed land use is Industrial and Office

**FILED**

MAR 09 2015

*Jana Widner*  
CITY CLERK

8. Utilities provided: (check all that apply)  
City Water   X   Electric   X   Gas   X   Storm Sewer   X    
Sewer: Private            Public   X   Septic           

9. All attachments are adopted by reference.

10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE                       
(when signed)

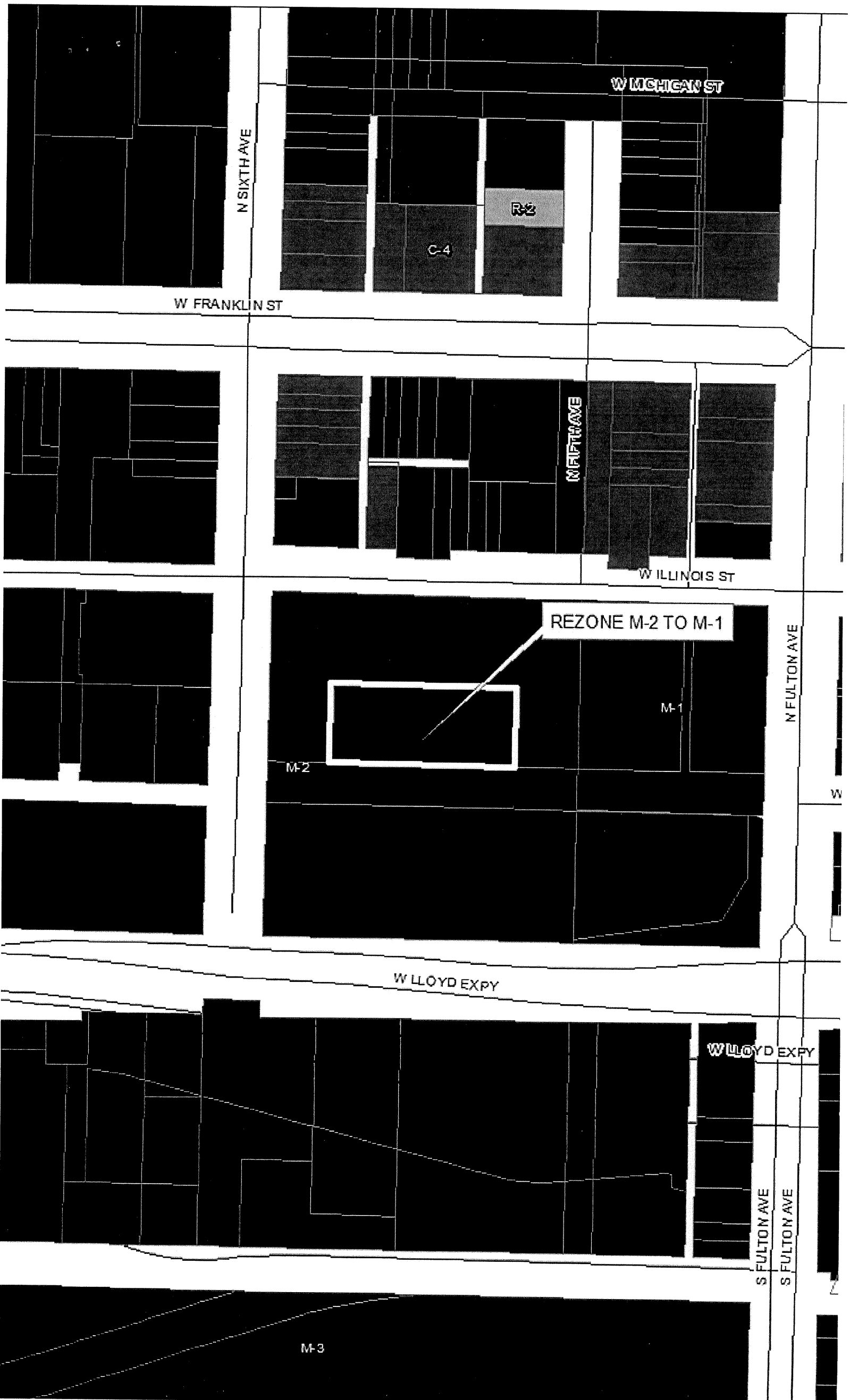
PETITIONER   
PRINTED NAME : Jack Rogers, Member-Manager

DATE                       
(when signed)

OWNER OF RECORD   
PRINTED NAME: Jack Rogers, Member-Manager

REPRESENTATIVE FOR PETITIONER  
(Optional)

NAME: Kahn Dees Donovan and Kahn  
By: Michael Schopmeyer  
ADDRESS/ZIP: 501 Main Street, 47708  
PHONE: (812) 423-3183



W MICHIGAN ST

N SIXTH AVE

R-2

C-4

W FRANKLIN ST

N FIFTH AVE

W ILLINOIS ST

REZONE M-2 TO M-1

M-1

M-2

N FULTON AVE

W

W LLOYD EXPY

W LLOYD EXPY

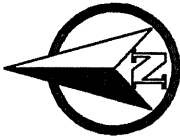
S FULTON AVE

S FULTON AVE

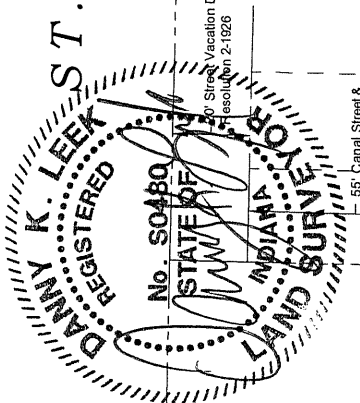
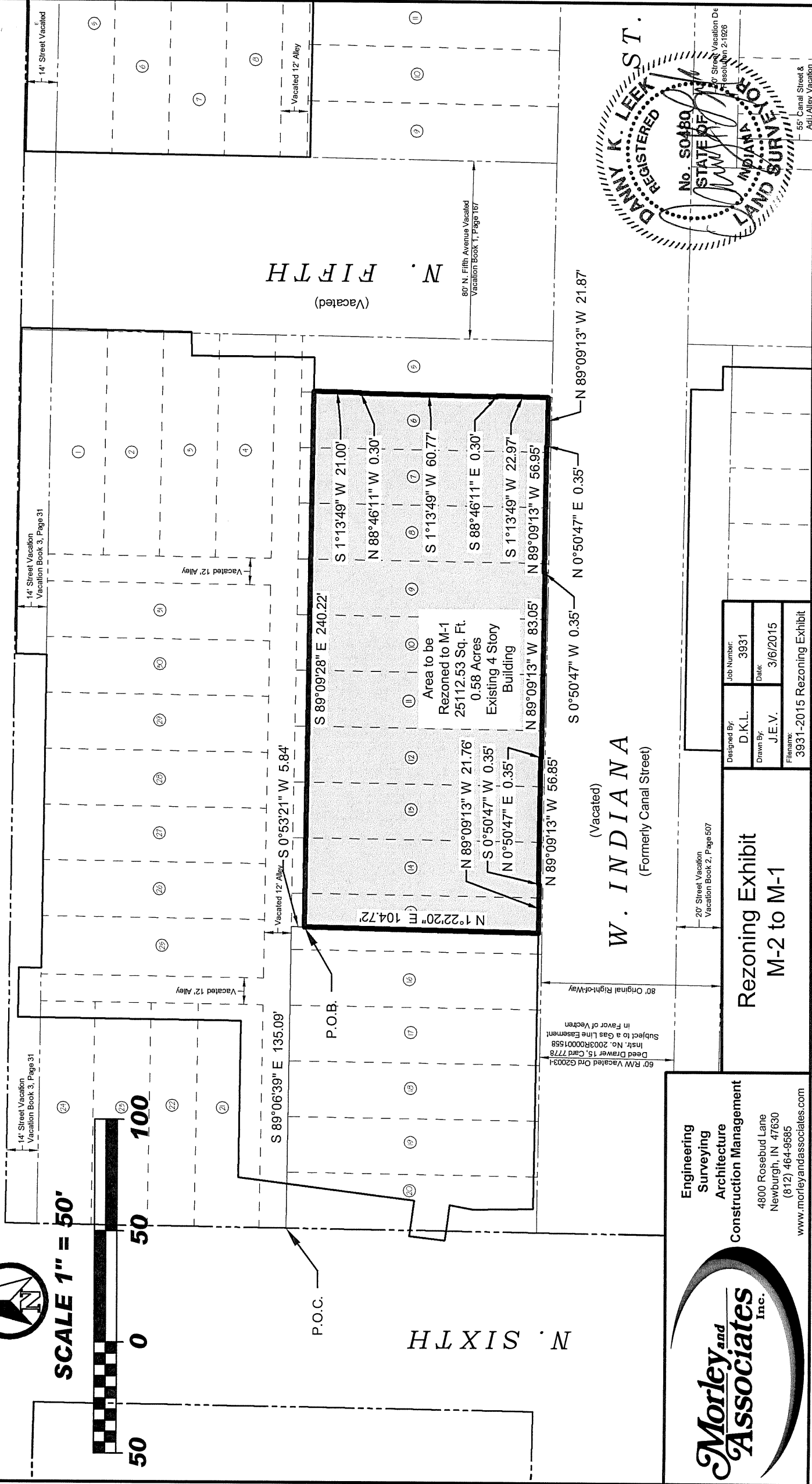
M-3

W. ILLINOIS

(Formerly Sixth Street)



SCALE 1" = 50'



Engineering  
Surveying  
Architecture  
Construction Management

4800 Rosebud Lane  
Newburgh, IN 47630  
(812) 464-9585  
www.morleyandassociates.com



Rezoning Exhibit  
M-2 to M-1

Designed By	Job Number
D.K.L.	3331
Drawn By	Date
J.E.V.	3/6/2015
File name	
3931-2015 Rezoning Exhibit	

20' Street Vacation  
Vacation Book 2, Page 507

14' Street Vacation  
Vacation Book 3, Page 31

14' Street Vacation  
Vacation Book 3, Page 31

Vacated 12' Alley

Vacated 12' Alley

Vacated 12' Alley

Vacated 12' Alley

80' N. Fifth Avenue Vacated  
Vacation Book 1, Page 167

60' R/W Vacated Ord G2003-4  
Instr. No. 2003R00001558  
Subject to a Gas Line Easement  
in Favor of Vecken  
80' Original Right-of-Way

55' Canal Street &  
Adj. Alley Vacated